



GAIL FARBER, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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ADDRESS ALL CORRESPONDENCE TO:  
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July 21, 2015

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

39 July 21, 2015

  
PATRICK OZAWA  
ACTING EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
CARSON/GARDENA ANIMAL CARE CENTER PARKING LOT PROJECT  
APPROVE PROJECT AND REVISED BUDGET  
SPECS. 7340; CAPITAL PROJECT NO. 69699  
(SECOND DISTRICT)  
(3 VOTES)**

**SUBJECT**

The recommended actions will find the proposed Carson/Gardena Animal Care Center Parking Lot project exempt from the California Environmental Quality Act, approve the project and revised project budget, and authorize the Department of Public Works to deliver the project for the Department of Animal Care and Control.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the proposed Carson/Gardena Animal Care Center Parking Lot project is exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the proposed Carson/Gardena Animal Care Center Parking Lot project, Capital Project No. 69699, with a revised project budget of \$815,000, and authorize the Department of Public Works to deliver the project using a Board-approved job order contract.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the proposed Carson/Gardena Animal Care Center

Parking Lot project (Project) exempt from the California Environmental Quality Act (CEQA), approve the proposed Project and revised project budget, and authorize the Department of Public Works to deliver the Project for the Department of Animal Care and Control using a Board-approved job order contract (JOC).

In August 2014, the County purchased a 12,962-square-foot vacant lot located adjacent to the Carson/Gardena Animal Care Center (Facility) at 18318 South Broadway to relocate parking for service vehicles and employee/volunteer parking to improve the existing parking for the public at the Facility. The vacant property is currently improved with a perimeter fence, an asphalt-paved driveway entrance, and a small 80-square-foot storage building. The remaining property is undeveloped.

The proposed Project will consist of demolition of the existing storage building and asphalt pavement, replacement of the perimeter fence and access gates, minor earthwork and grading for compaction of the subgrade soils, paving of the lot with asphalt concrete, and installation of security lighting and cameras.

The proposed Project will be administered by Public Works using in-house staff and as-needed consultants for design, and a Board-approved JOC for construction of the improvements. It is anticipated that construction will begin in January 2016 and be completed in March 2016.

#### Green Building/Sustainable Design Program

The proposed Project will support the Board's Policy for Green Building/Sustainable Design Program by incorporating sustainable design features to capture, filter, and infiltrate the stormwater runoff from the new paved parking lot on site to the extent feasible.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Service Delivery (Goal 3). These recommendations support the Strategic Plan by investing in public infrastructure that will provide improved animal care and control services for County of Los Angeles residents.

#### **FISCAL IMPACT/FINANCING**

On May 20, 2014, the Board approved a budget of \$300,000 to purchase the land and perform site analysis. The total Project cost, including land acquisition, plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$815,000. The Project Schedule and Budget Summary are included in the Enclosure.

Sufficient appropriation is available in the Fiscal Year 2015-16 Capital Projects/Refurbishment Budget under Capital Project No. 69699 to fully fund the Project. The Project is funded with \$300,000 of prior year one-time carryover funds from Animal Care and Control's operating budget, \$147,000 from the Vehicle License Fee Gap Loan Fund, and \$368,000 of net County cost.

#### Operating Budget Impact

Following completion of the proposed Project, Animal Care and Control will work with the Chief Executive Office to determine the appropriate level of associated maintenance and operational costs

and will request funding as required.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Pursuant to the Board's Civic Arts Policy, adopted December 7, 2004, and amended on December 15, 2009, the Project is exempt from the Civic Art Policy funding allocation requirement because the Project involves public infrastructure improvements and the eligible project costs for design and construction are less than \$500,000.

## **ENVIRONMENTAL DOCUMENTATION**

On May 20, 2014, the Board adopted a Negative Declaration when it approved the purchase of the property for the proposed development of a parking lot.

The proposed Project is categorically exempt from CEQA. The proposed Project will consist of demolition of the existing storage building and asphalt pavement, replacement of the perimeter fence and access gates, minor earthwork and grading for compaction of the subgrade soils, paving of the lot with asphalt concrete, and installation of security lighting and cameras. The Project is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15301 (f) and (l), 15302, 15303 (e), 15304 (a), and 15311(b) of the State CEQA Guidelines, and Classes 1(h) and (i), 2, 3(b), 4(a), and 11(f) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project provides for repair, renovation, and minor alterations of existing facilities with negligible or no expansion of an existing use; replacement of existing facilities with new facilities of substantially the same size, purpose, and capacity; construction of new small appurtenant structures and accessory structures; and minor public alteration in the condition of land. The proposed Project does not include the removal of any trees. Additionally, the proposed Project is not located in a sensitive environment, and there are no cumulative impacts, unusual circumstances or other limiting factors that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the proposed Project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

## **CONTRACTING PROCESS**

The proposed Project will be designed using Public Works' in-house staff and as-needed consultants, and will be constructed using a Board-approved JOC administered by Public Works.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current services or projects. The existing Carson/Gardena Animal Care Center will remain operational during construction of the proposed Project.

## **CONCLUSION**

Please return one adopted copy of this letter to the Department of Public Works, Project Management Division I.

The Honorable Board of Supervisors

7/21/2015

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:DPH:mae

Enclosures

c: Department of Animal Care and Control  
Arts Commission  
Chief Executive Office (Capital Projects Division)  
County Counsel  
Executive Office  
Internal Services Department

July 21, 2015

**ENCLOSURE**

**CARSON/GARDENA ANIMAL CARE CENTER PARKING LOT PROJECT  
APPROVE PROJECT AND REVISED BUDGET  
SPECS. 7340; CAPITAL PROJECT NO. 69699**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Land Acquisition	08/28/14*
Construction Documents	09/29/15
Jurisdictional Approvals	11/19/15
Construction Start	01/04/16
Substantial Completion	03/31/16
Project Acceptance	04/28/16

\*Actual Completion Date

**II. PROJECT BUDGET SUMMARY**

<b>Project Activity</b>	<b>Revised Budget</b>
Land Acquisition	\$ 215,000
Construction	
Low Bid Construction Contract	\$ 0
Job Order Contract	300,000
Change Orders	60,000
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Group Fees)	5,000
Telecomm Equip – Affixed to Building	0
Civic Arts	0
Other: Site Remediation	20,000
Subtotal	\$ 385,000
Programming/Development	\$ 0
Plans and Specifications	\$ 50,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	20,000
Material Testing	5,000
Cost Estimating	0
Topographic Surveys	5,000
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Subtotal	\$ 30,000
Miscellaneous Expenditures	\$ 5,000
Jurisdictional Review/Plan Check/Permit	\$ 10,000
County Services	
Code Compliance and Quality Control Inspection	\$ 25,000
Design Review	0
Design Services	0
Contract Administration	15,000
Project Management	60,000
Project Management Support Services	0
Consultant Contract Recovery	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	15,000
ISD Countywide Contract Compliance	5,000
County Counsel	0
Sheriff Job Order Contract Management	0
Subtotal	\$ 120,000
<b>TOTAL</b>	<b>\$ 815,000</b>